

3. DESIGN & ACCESS STATEMENT

Address: 28 Pamela Gardens, Pinner, HA5 2QU

Proposal: Garage Conversion, Ground Floor Infill, Loft Conversion

DESIGN

Use:

Continued use as a private single-family dwelling. The proposed works modestly increase the internal floor area to improve functionality.

Layout:

- The proposed layout reconfigures unused garage space into internal usable floor area.
- A side infill provides seamless flow between kitchen and converted garage.
- Stair access to the loft conversion is located within the property and leads to a new, modestly sized bedroom/playroom.

Scale:

- Rear dormer is set down from the ridge and stepped in from edges to maintain subservience.
- The infill is single-storey and discreet, below existing eaves.
- All rooflines and elevations respect the proportions and fenestration rhythm of the main house.

Appearance:

- Materials will match existing external finishes to ensure continuity.
- Windows and doors will replicate existing detailing including mullion depths and colour.
- Rear dormer will be pitched-roofed, respecting conservation design guidance.

ACCESS

- **Vehicular access** is unchanged. Existing driveway accommodates 6 cars.
- **Pedestrian access** is as existing from Pamela Gardens.
- The property remains fully accessible; no adverse changes introduced.
- Internal arrangements offer increased comfort and space without making the house less accessible.

Inclusive Design:

Though alterations are largely internal or at loft level, the design seeks to future-proof family needs by including flexible spaces conducive to multi-generational living or home working.

LANDSCAPE & ENVIRONMENT

- No landscaping is lost or harmed.
- No trees are affected; no new hardstanding proposed.
- All current lawn and planting features will be retained.

CONCLUSION

This proposal meets all relevant design, access, amenity and conservation requirements. It enhances the liveability of this residential home while ensuring harmony with the surrounding built and natural environment. Permission is respectfully sought for its approval.